












WHISPERING OAKS NEIGHBORHOOD
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS	
Building Size / Massing	<p>Minimum building sizes shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood.</p> <p>*Note: total floor areas of primary structure shall be calculated by measuring the dimensions of exterior walls exclusive of garages, open porches, patios or detached structures.</p>	 <p style="text-align: center;">Conforming</p>	 <p style="text-align: center;">Conforming</p>
Lot Size	<p>Minimum lot sizes shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood. Where the original required minimum lot sizes and dimensions for this area are numerically less than the requirements of the UDC or absent entirely, the UDC standards shall apply. Parcels shall not be aggregated for the purpose of building structures over two or more parcels. Parcels may be aggregated for the purpose of creating open space or park space whether public or private.</p>		
Principal Elevation Features	<p>Second Story additions shall include windows on facades, that are viewable from the street, in the same proportion as the existing structure's facades below the addition.</p> <p>Detached homes shall maintain an entry facing the front of the parcel.</p>	 <p style="text-align: center;">Conforming</p>	 <p style="text-align: center;">Conforming</p>
Front and Side Yard Setbacks	<p>Front Yard Setback: Minimum and maximum front setbacks shall conform to standards noted in 'Whispering Oaks NCD Design Standard Matrix', which are determined by the geographic section of development as it historically occurred and are reflective of the current development standards generally recognized in this neighborhood.</p> <p>Side Yard and Rear Setbacks: Where defined in 'Whispering Oaks NCD Design Standard Matrix' the side yard and rear setback will apply according to the matrix. Otherwise, the UDC applies per zoning category standards (generally 5'); except where zero lot lines exist, the opposite side must maintain 5' side setback .</p>		

WHISPERING OAKS NEIGHBORHOOD
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	OPTIONAL RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS	
Paving, Hardscape Covering	<p>Driveways must be constructed of concrete, asphalt or masonry materials, such as brick pavers, stone or any other material that is generally considered impervious. Driveways shall maintain a width no greater than the width plus 20% of the garage or carport opening.</p> <p>No parcel shall contain more than 50% impervious cover in the front yard.</p>	 Non-conforming	 Conforming
Fences	<p>No fencing shall be allowed within the front yard. Chain link fencing shall be prohibited in this district.</p>	 Non-conforming	 Conforming
Building Materials	<p>All residential structures must maintain at least 75% masonry materials or masonry veneer (i.e. stucco, stone, brick, or other masonry unit material) on the first floor facades.</p>	 Conforming	 Conforming

WHISPERING OAKS NEIGHBORHOOD
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

Garages / Carports	<p>All residential properties shall maintain a carport or garage and must be sized for two standard sized cars. Carports shall be constructed of materials that match the primary dwelling structure's front façade in composition, size, proportion and location.</p>	 <p style="text-align: center;">Non-Conforming (Top) / Conforming (Bottom)</p>
Recommended Signage:	<p>Permanent signage on residential properties is not recommended in the district . Signage not requiring a permit in the front or side yards is recommended in the following amounts:</p> <p>1 – Professional (Commercial) Sign per property not to exceed 1 s.f.. of signage area per side.</p> <p>1 – Non-commercial (specifically- 'For Sale' / 'For Rent') per property not to exceed 5 s.f. of signage area per side.</p>	
Temporary Structures	<p>No temporary structures, such as greenhouses, portable tool sheds or portable carports or shade structures, are to be allowed within the district that are viewable from the street. Temporary structures shall be defined as structures that do not have a permanent foundation (whether a slab-on-grade, piers or piles, or post and beam) below grade that support a building structure.</p>	

WHISPERING OAKS NEIGHBORHOOD
CONSERVATION DISTRICT (NCD-4) DESIGN STANDARDS

FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
OTHER REQUIRED DESIGN STANDARDS		
Building Height, Number of Stories	None required per NCD; Unified Development Code standards apply	
Roof Line/Pitch	None required per NCD	
Off-street Parking/ Loading	None required per NCD; Unified Development Code standards apply	
Common Spaces	The common spaces, such as the swimming pool facilities, outdoor activity areas and tennis court facilities shall be exempt from the Whispering Oaks NCD standards contingent on perpetuation of the current use. Should the parcels where these facilities currently exist be used for residential land uses in the future, the residential design standards shall apply, using the standards of the geographic area closest to the common spaces and sharing the same type of residential development.	
FEATURE	NON-RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
NO NON-RESIDENTIAL STANDARDS ARE PROPOSED FOR THIS DISTRICT		